

073.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

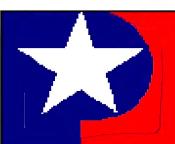
768,500 / 768,500

USE VALUE:

768,500 / 768,500

ASSESSED:

768,500 / 768,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RAIA CHARLES D/BEVERLY A	
Owner 2:	
Owner 3:	

Street 1: 81 RIDGE STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RAIA CHARLES D & ELVIRA TRS -	
Owner 2: -	

Street 1: 81 RIDGE STREET	
Twn/City: ARLINGTON	
StProv: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	2	Above Stree
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	8351
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	8351			0	70.	0.80	12								469,369						469,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8351.000	298,500	600	469,400	768,500		46051
							GIS Ref
							GIS Ref
							Insp Date
							12/17/08

PREVIOUS ASSESSMENT		Parcel ID		073.0-0001-0014.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	298,500	600	8,351.	469,400	768,500
2021	101	FV	287,300	600	8,351.	469,400	757,300
2020	101	FV	287,300	600	8,351.	469,400	757,300
2019	101	FV	232,800	600	8,351.	435,800	669,200
2018	101	FV	232,800	600	8,351.	435,800	669,200
2017	101	FV	232,800	600	8,351.	382,200	615,600
2016	101	FV	232,800	600	8,351.	348,700	582,100
2015	101	FV	231,600	600	8,351.	308,400	540,600

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
RAIA CHARLES D	49238-171	4/4/2007	Family	99	No No
	14064-26	9/15/1980			No No N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/24/2015	1193	New Wind	18,082	8/24/2015				Replace 6 windows,	11/23/2015	Permit Insp	PC	PHIL C											
10/17/2014	1366	Re-Roof	18,420					Strip and reshingl	12/17/2008	Meas/Inspect	163	PATRIOT											
4/11/2007	231	Manual	20,000			G8	GR FY08	REMODEL BASEMENT	10/13/1999	Meas/Inspect	243	PATRIOT											
7/26/2002	598	Re-Roof	2,400	C					12/1/1981		CM												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 1	Rating: Average														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1									
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl: 2	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDO INFORMATION				Lvl 2											
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:				Total Units:				Lower											
Jurisdct: G4	Fact: .			Floor:				Totals	RMS: 7	BRs: 2	Baths: 1	HB: 1							
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	7	2								
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:	%			Total:	26.4	%		Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 100.00				Heating:											
Bsmnt Gar: 2				Size Adj.: 1.29734898				General:											
Electric: 3 - Typical				Const Adj.: 1.06039381															
Insulation: 2 - Typical				Adj \$ / SQ: 137.570															
Int vs Ext: S				Other Features: 100269															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 405586															
% Com Wal	% Sprinkled			Depreciation: 107075															
				Deprecated Total: 298511															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:		Juris. Factor: 1.00	Before Depr: 137.57														
SPEC FEATURES/YARD ITEMS				Special Features: 0	Val/Su Net: 96.88														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	12X25	A	AV	1960	3.50	T	40.8	101			600		600		
PARCEL ID 073-0-0001-0014.0																			
More: N				Total Yard Items: 600				Total Special Features: 600				Total: 600							
AssessPro Patriot Properties, Inc																			